

1 **PART 3.** This ordinance takes effect on _____, 2021.

2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2021 § _____

8 Steve Adler
9 Mayor

10
11
12 **APPROVED:** _____ **ATTEST:** _____
13 Anne L. Morgan Jannette S. Goodall
14 City Attorney City Clerk
15

DRAFT

EXHIBIT "A"

BEING 0.329 OF AN ACRE OF LAND, MORE OR LESS, OUT OF THE GEORGE W. SPEAR SURVEY NO. 7, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THAT TRACT CALLED "LOT ELEVEN (11), BLOCK FIFTEEN (15), BROADACRES, AN ADDITION TO TRAVIS COUNTY, TEXAS ACCORDING TO THE MAP OR PLAT RECORDED IN BOOK 3, PAGE 135, PLAT RECORDS, TRAVIS COUNTY, TEXAS; LESS AND EXCEPT THE EAST TEN FEET (E 10') THEREOF CONVEYED TO THE CITY OF AUSTIN, FOR RIGHT-OF-WAY PURPOSES BY INSTRUMENT RECORDED IN VOLUME 700, PAGE 104, DEED RECORDS OF TRAVIS COUNTY, TEXAS" CONVEYED TO MCCARLEYS LLC BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2020151114, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.329 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rebar found in common line of said Lot 11 and Lot 10 of said subdivision, said point being the north corner of said City of Austin tract in the existing northwest right-of-way line of Roosevelt Avenue, for the east corner hereof;

THENCE S 30°25'20" W, following said existing right-of-way line, same being northwest line of said City of Austin tract, a distance of 77.89 feet to a 1/2" iron rebar found in the common line of said Lot 11 and Lot 12 of said subdivision, for the south corner hereof;

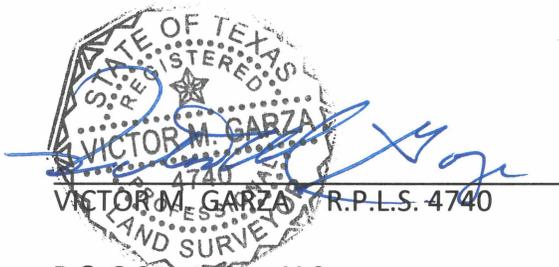
THENCE N 59°43'00" W (Bearing Basis), leaving said existing right-of-way line, with the common line of said Lots 11 and 12, a distance of 184.31 feet to a 1/2" iron rebar found at the north corner of said Lot 12, the west corner of said Lot 11, same being the east corner of Lot 3 and the south corner of Lot 2 of said subdivision, for the west corner hereof;

THENCE N 30°24'36" E, with the common line of said Lot 11 and said Lot 2, a distance of 77.67 feet to a 1/2" iron rebar found at the east corner of said Lot 2, the north corner of said Lot 11, same being the west corner of said Lot 10 and the south corner of Lot 1 of said subdivision, for the north corner hereof;

THENCE S 59°47'14" E, with the common line of said Lot 11 and said Lot 10, a distance of 184.32 feet to the **PLACE OF BEGINNING** and containing 0.329 acre of land more or less.

BEARING BASIS: COMMON LOT LINE OF LOT 11 AND LOT 12, BLOCK 15, BROADACRES AS RECORDED IN BOOK 3, PAGE 135, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.



1/15/2021
DATE

B & G Surveying, LLC
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
www.bandgsurvey.com
Firm Reg. No. 100363-00
B0106421_LEGAL

LOT 3 LOT 2 LOT 1

(N 30° E 77.8')

N 30°24'36" E 77.67'

LOT 12

**LOT 11*
BLOCK 15**

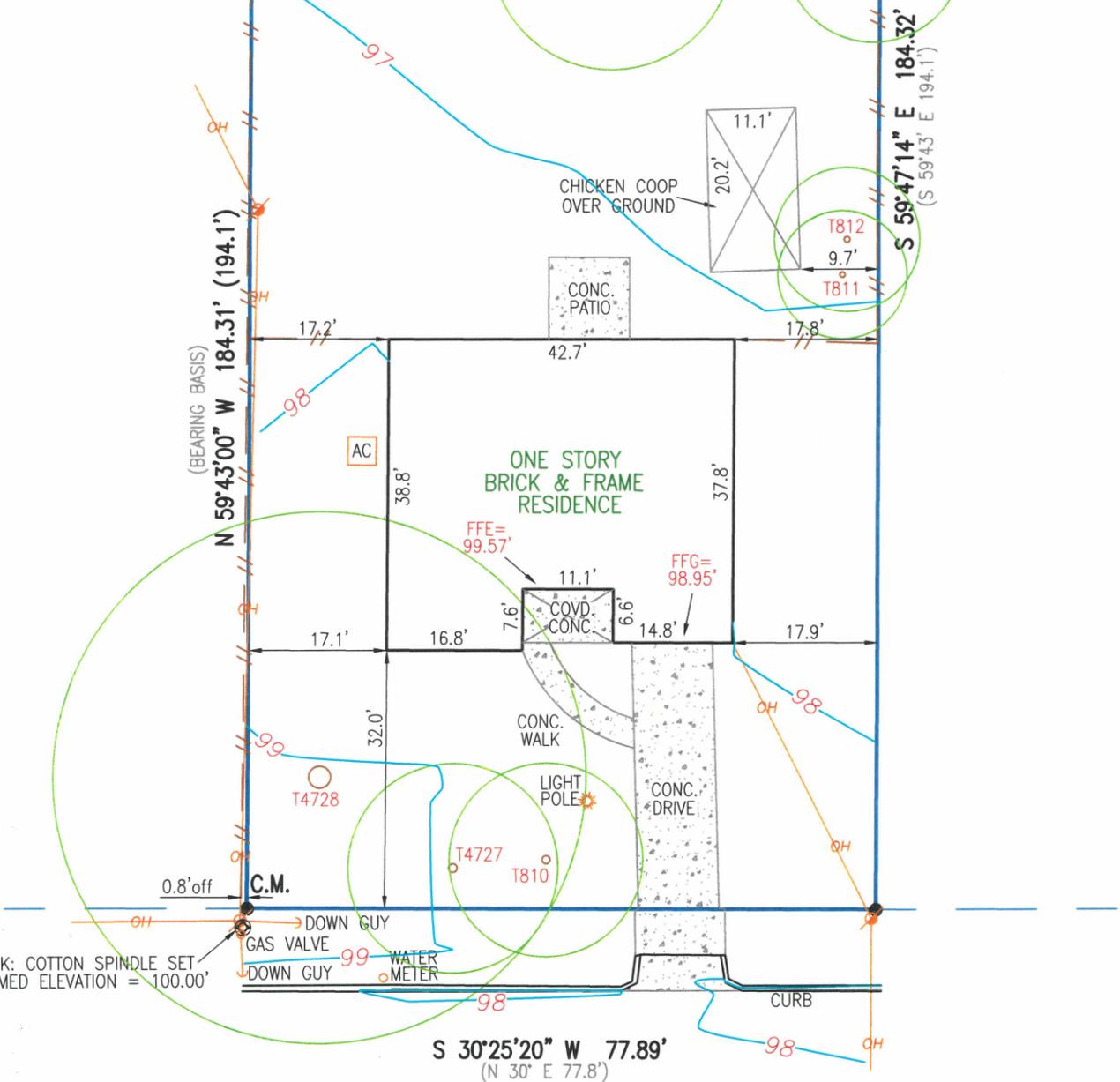
LOT 10

TREE LEGEND

TAG NO.	TREE DESCRIPTION
T810	12" MAGNOLIA
T811	8" HACKBERRY
T812	9" HACKBERRY
T813	15" PEAR
T814	23" M.S. HACKBERRY
T815	14" HACKBERRY
T816	11" HACKBERRY
T817	10" PECAN
T818	22" ELM
T4727	13" MAGNOLIA
T4728	33" PINE

M.S.=MULTI-STEMMED

This tree location survey certifies the size and location of the trees depicted hereon. B&G Surveying, LLC, nor the undersigned, certify the Species/Genus of these trees. For exact Species/Genus contact a Certified Arborist.



TEMPORARY BENCHMARK: COTTON SPINDLE SET IN POWER POLE-ASSUMED ELEVATION = 100.00'

ROOSEVELT AVENUE

50' R.O.W. (40') & 10' PER 700/104

* Less and Except the East Ten feet(10') thereof conveyed to the City of Austin, Texas for Right of Way purposes by instrument recorded in Volume 700, Page 104, Deed Records of Travis County, Texas



LEGEND

- 1/2" REBAR FOUND
- ◻ 1/2" CAPPED REBAR SET
- 1/2" IRON PIPE FOUND
- ▲ 60D NAIL FOUND
- △ 60D NAIL SET
- ◼ CAPPED REBAR FOUND
- ⊗ "X" SET IN CONCRETE
- ⊗ "X" FOUND IN CONCRETE
- COTTON SPINDLE SET
- PUNCH HOLE FOUND
- BREAK IN SCALE
- CHAIN LINK FENCE
- WOOD FENCE
- METAL FENCE
- () PER PLAT
- B.L. BUILDING LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- C.M. CONTROL MONUMENT
- R.O.W. RIGHT OF WAY
- OH OVERHEAD UTILITY LINE
- POWER POLE
- AC AIR CONDITIONER
- ×100.0 SPOT ELEVATION
- FFE FINISHED FLOOR HOUSE ELEVATION
- FFG FINISHED FLOOR GARAGE ELEVATION

Notes:

1) Subject to restrictions and easement rights recorded in 489/607, Deed Records.

STATE OF TEXAS
REGISTERED
VICTOR M. GARZA
TO THE LIENHOLDER AND / OR PRESENT OWNERS OF THE PREMISES SURVEYED AND TO
RISE TITLE LLC
FIDELITY NATIONAL TITLE INSURANCE COMPANY

I DO HEREBY CERTIFY TO THOSE LISTED HEREON THAT THIS SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION, OF THE PROPERTY LEGALLY DESCRIBED HEREON, IS PREPARED IN ACCORDANCE WITH THE RULES AND REGULATIONS REFERENCED HEREON, AND THAT THERE ARE NO VISIBLE BOUNDARY LINE CONFLICTS, ENCROACHMENTS, OVERLAPPING OF IMPROVEMENTS, OR ROADS IN PLACE, EXCEPT AS SHOWN HEREON. BUILDING DIMENSIONS ARE APPROXIMATE.

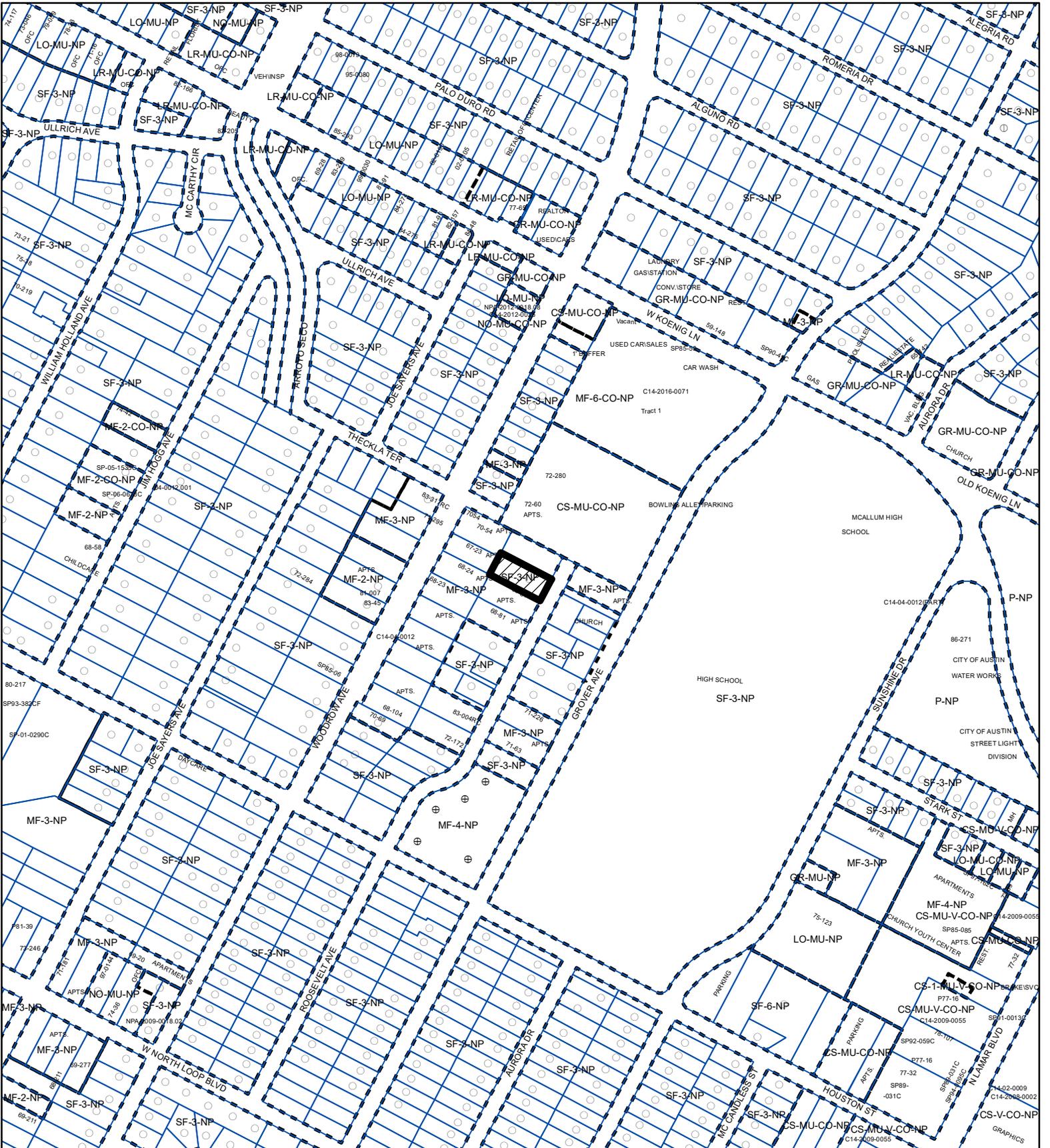
STREET ADDRESS: 5610 ROOSEVELT AVENUE CITY: AUSTIN COUNTY: TRAVIS STATE OF TEXAS
LOT: 11* BLOCK: 15 SUBDMISION: BROADACRES VOL/CAB 3 PG/SLD 135 PLAT RECORDS
REFERENCE NAME: GEORGE W. RODENBUSCH G.F. #: 20060014RISE



B & G SURVEYING, LLC
FIRM REGISTRATION NO. 100363-00
WWW.BANDGSURVEY.COM
1404 West North Loop Blvd.
Austin, Texas 78756 - Office 512*458-6969

JOB #: B0607120_TA
DATE: 07/08/2020
SCALE: 1" = 20'

FIELD WORK BY	WILLIAM	07/01/2020
CALC'D BY	JOSE/CAP	07/08/2020
DRAFTED BY	CAP	07/08/2020
CHECKED BY	VG/ML	07/08/2020



ZONING

ZONING CASE#: C14-2021-0018

Exhibit B



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 2/12/2021